

I. General Requirements

- A. The term "work" as used in these notes shall include all provisions as drawn or specified in these documents as well as all other provisions specifically included by the Owner in the form of drawings, specifications, and written instructions and approved by the Architect.
- B. Contractor shall visit the site to verify all plan and existing dimensions and conditions and shall notify the Architect promptly of any discrepancies before proceeding with the work or shall be responsible for same.
- C. Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- D. These documents do not include the necessary components for construction safety, safety, care of adjacent properties during construction, compliance with state and federal regulations specified in the Owner/Contractor contract, and shall be the Contractor's responsibility.
- E. Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- F. If in the event of conflict between local, state, and national codes, the more stringent shall govern.
- G. All General Conditions of the Contract for Construction are a part of this project.
- H. All construction is to be in compliance with the following code: International Residential Code For One & Two Family Dwellings, 2015 Edition. The Contractor shall be responsible for all construction means and methods as well as all compliance with building codes and other applicable laws, ordinances and regulations. The Architect is available to the Owner, however, all questions regarding the project must be directed to the Owner. The Architect assumes no responsibility for the means and methods of construction of the project, inasmuch as the Owner/Builder has full control and has assumed full responsibility.
- I. Use of these documents without written permission of the Architect is forbidden.
- K. Any and all drawings and specifications for steelwork, plumbing, supply or waste, electrical, heating, ventilation, and air conditioning shall be coordinated with the Contractor and shall be submitted to the Architect for review and approval. Any discrepancies with these documents by any of the above listed services shown in documents by others should be indicated in writing to the Architect immediately.
- L. Contractor shall be responsible for all noise abatement requirements.

II. Structural Specifications

- A. General Requirements
 - 1. The conditions and assumptions stated in these specifications shall be verified by the Contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the Contractor shall notify the Architect in writing of the discrepancy and shall obtain the engineering requirements shall be applied to insure the building's structural integrity. These requirements may be superseded by more stringent information contained within the drawings. The more stringent shall be followed.
 - 2. Soil conditions shall conform to the following conditions:
 - Bearing capacity: Min. 2,000 psf, field verify, under all footings and slab.
 - Water Table: Min. 2'-0" below bottom of all concrete slabs and footings. Footings, foundations, walls and slabs shall not be placed on or in loess, clay, peat and other organic materials.
 - 3. Bottom of all footings shall extend to below frost line of the locality or to a minimum of 2'-6" below grade.
 - 4. Free draining granular backfill shall be used against foundation walls. Equivalent fluid pressure of backfill not to exceed 30 psf. If backfill pressures exceed 30 psf then foundation walls must be designed for actual equivalent fluid pressure.
 - 5. All backfill under slabs and footings shall be clean, porous soil compacted in 8" layers to 95% density. The backfill shall be described above or reinforced with #4 rebar @ 2'-0" o.c., 1'-0" beyond edge of undisturbed soil and 1'-0" into foundation wall.
- B. Concrete
 - 1. All concrete shall obtain the following 28 day compressive strengths:
 - Foundation Walls, Footings, Piers and Interior Slabs 3000 psi.
 - All other slabs on grade (including garage slabs) 3500 psi.
 - 2. Reinforcing steel shall conform to ASTM A-615, new billet, grade 60.
 - 3. Welded wire mesh shall conform to ASTM A-185, with minimum laps of 8".
 - 4. Maximum slump 5".
 - 5. All exposed exterior concrete shall be 6 1/2" - 18" air entrained or shall conform to ASTM C260.
 - 6. Walls with lateral earth pressures shall be shored or floor/roof construction shall be in place prior to backfilling.
 - 7. All concrete work shall be in accordance with ACI 318.
- C. Steel
 - 1. All structural steel specified in these documents shall conform to ASTM A-36.
 - 2. Steel pipe shall conform to ASTM A-53.
 - 3. All welds shall comply with AWS standards.
 - 4. All bolts in bolted steel connections shall conform to ASTM A-325.
 - 5. All required steel anchor bolts, nuts, caps, joint hangers shall be constructed of code approved galvanized or stainless steel. All metal nuts, hangers, straps & bolts that are in direct contact with pressure treated lumber shall be constructed from stainless steel or other non-corrosive metal approved by the Building Official.
 - 6. All connections shall conform to AISC standards.
 - 7. Floor Beams: Unless noted otherwise, all steel floor beams shall be assembled with 2 rows of 1/2" bolts @ 12" o.c. top and bottom, stagger rows 6". There shall be a bolt top and bottom @ from each end.

II. STRUCTURAL SPECIFICATIONS (continued)

- 1. All structural wood joists and headers shall be stressed graded #2 Hem Fir, 19% M.C. in accordance with NDS by NDS, unless noted. All wood shall comply to the following minimum specifications:

#2 Hem Fir, 19% M.C.	#2 Spruce Pine Fir, 19% M.C. (2 S.P.F.)
F _b min: 980 psi repetitive use	F _b min: 1,025 psi repetitive use
E min: 1,300,000 psi	E min: 1,400,000 psi
F _v min: 75 psi	F _v min: 70 psi
F _t min: 1,250 psi	F _t min: 1,100 psi
G _L min: 405 psi	G _L min: 425 psi

From: Mitchell + Handley

II. STRUCTURAL SPECIFICATIONS (continued)

- 16. Manufactured Floor Trusses: Unless otherwise noted manufactured floor trusses shall be installed in accordance with manufacturer specifications and details.
- 17. All plywood roof, floor and wall sheathing shall be APA approved.
- E. Masonry
 - 1. Mortar: Type S⁺ ASTM C270
 - 2. All masonry shall be protected from freezing for not less than 48 hours after installation and shall not be constructed below 40 degrees F without precautions necessary to prevent freezing. No anti-freeze admixtures shall be added to the mortar.
 - 3. Brick veneer shall be attached to wood frame with minimum #22 galvanized sheet pipe corrosion-resistant ungalvanized metal ties min. 7/8" wide at vertical intervals max. 16" and horizontal intervals max. 16". Provide weep holes at 2'-0" o.c. @ first course above grade and first course above steel lintels.
 - 4. Provide horizontal joint reinforcement (Durowall) in all masonry walls @ 8" o.c. unless otherwise specified.
 - 5. The top course of all masonry bearing walls shall be constructed of solid masonry units or grout filled hollow units or otherwise designed to insure adequate distribution of load.
 - 6. All masonry work shall conform to the applicable requirements of BM and NCMA.

III. Doors and Windows

- 1. Unless otherwise noted, window sizes define intended aesthetic size and type by indicating sash opening in feet and inches (e.g., 26" x 56" double hung window). All windows shall be installed in accordance with manufacturer specifications and details. Contractor shall verify that all glazing is installed in hazardous locations, as defined by local code, shall be safety glazing and shall be provided with a visible manufacturer's label, designating the safety standard with which it complies.
- 2. All slabs on grade in conditioned spaces shall be insulated with min. R10 rigid insulation from top of slab below slab or insurf 2" from exterior of slab @ all slab perimeter areas.
- 3. Waterproof all exterior foundation walls below grade enclosing habitable spaces as specified by code at exterior face of wall.
- 4. Damp proof all exterior foundation walls enclosing basements and crawl spaces with waterproofing as specified by code at exterior face of wall.
- 5. Flashing: Code approved corrosion resistant flashing shall be provided at all locations required by code in such manner as to prevent entry of water into the wall cavity or penetration of water to the building structure or interior spaces. Similar flashing shall be provided at all exterior doors, windows, and other openings. Similar flashing shall be provided at all exterior doors, windows, and other openings under slabs on grade, under and at the ends of masonry wood or metal copings and sills; continuously above all projecting wood trim at wall and roof intersections; under built-in gutters; at junctions of chimneys and roofs; and in all roof valleys and around all roof openings. All windows and doors shall be flashed in accordance with the manufacturers written instructions.
- 6. Siding Paper: When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 15 pound felt or paper shall be attached to the sheathing with flashing whenever necessary to prevent moisture penetration behind the veneer. Approved water resistant sheathing may be substituted for building paper.

IV. Thermal and Moisture Protection

- 1. In locations required by local code, window opening linting devices are to be installed by window manufacturer in compliance with code section R312.2.2.
- 2. Residential Energy Efficiency compliance in per the Total UA Alternative Method per the 2015 International Energy Conservation Code for climate zone 4A. Refer to Research Compliance Certificate.
- 3. Whole house ventilation system to be installed (by others).

Other

- 1. All exterior wood framework supported on approved foundation walls shall be minimum 8" above finish grade.
- 2. All wood framed exterior corners shall be laterally braced 4'-0" each direction from the corner with 1/2" exterior plywood or other code approved structural method.
- 3. Provide continuous double top plate of all bearing stud walls.
- 4. Provide blocking between all joists, 2 x 12 or greater, at intervals not to exceed 8'-0".
- 5. All structural wood posts under beams and headers over 4'-0" span shall be min. 2-2x4 unless noted otherwise.
- 6. All bearing partitions shall be 2x4 studs at 16" o.c. or as noted.
- 7. Provide solid blocking at 4'-0" o.c. between first joist and first interior parallel joist.
- 8. All framing shall be detailed and installed in accordance with AF&PA Details for Conventional Wood Frame Construction.
- 9. All ceramic tile shall be installed per The Council of North America as specified in the Handbook for Ceramic Tile Installation, published by the Council of North America. Movement joint locations and details are not a part of these documents.
- 10. Plywood subfloors shall be girded and nailed to floor joists with APA approved endstuds and 12" o.c. diaphragm supports.
- 11. All wood posts labeled continuous (cont.) shall be continuous from under side of beam to concrete or steel beam.

Symbols

	Duplex Outlet		One Way Switch
	Duplex Outlet, Weather Proof on GFI Circuit		Three Way Switch
	Duplex Outlet, Floor Mounted		Four Way Switch
	Duplex Outlet, Switch Operated		Switch w/ Rheostat
	Range Outlet		Smoke Detector
	Gas Outlet		Chime
	Ceiling Mounted Incandescent		Bathroom Exhaust Fan
	Junction Box		Television Outlet
	Eyeball Light		Telephone Outlet
	Wall Washer Light (Recessed)		Medicine Cabinet
	Recessed Light		Frost Proof Hose Bib
	2x8 Fluorescent Light		Dedicated Waterproof Light
	4x8 Fluorescent Light		Steel Angle (Limb)
	Exterior Flood Lights		Structural Post
	Wall Mounted Incandescent		Smoke/Carbon Monoxide Detector
	Pull Switch Light		Fan Light

List of Abbreviations

ADJ.	Adjuster	MC	Mechanical Cabinet
ASF.	Above Sillfloor	MG	Metal Guarding
BL	Beam	O.A.	Overall
B.O.J.	Bottom of Joist	O.C.	On Center
B.W.L.	Burred Wall Line	O.P.T.	Optional
CLG	Ceiling	P.A.R.T.	Partial
CMU	Concrete Masonry Unit	P.T.M.D.	Plywood Treated
CC	Column	R/A	Rough Air
CONC.	Concrete	R/O	Range Oven
CONT.	Continuous	R.F.	Refrigerator
CS	Ceasement	R/O	Range Oven
CVAC	Central Vacuum	R/S	Range Oven
DBL	Double	S.M.R.	Square Feet
D.S.	Double	S.M.R.	Square Feet
DH	Double Hung	S.M.R.	Square Feet
DTL	Detail	S.M.R.	Square Feet
D.W.	Dishwasher	S.M.R.	Square Feet
D.P.	Door Drain/French Door	S.M.R.	Square Feet
F.P.	Frieplce	S.M.R.	Square Feet
F.P.	Footing	S.M.R.	Square Feet
FIG.	Figure	S.M.R.	Square Feet
GPW	Gypsum Drywall	S.M.R.	Square Feet
HD/HRH	Window Head Height	T.O.S.	Top of Slab
HDR	Header	T.O.W.	Top of Wall
H.F.T.	Heater/Fan/Light	TR	Trim
HNSL	Hot Water Heater	V.F.	Very in Field
INSUL	Insulation	W/O	Without
LD	Laundry	W/M	Washed
LT	Laundry Tub	W.M.	Washed

List of Drawings

1	General Notes & Specifications	25	Front Elevation & Partial Left Side Elevation w/ Elev. F
2	Research Compliance Certificate	26	Front Elevation/Partial Right Side Elevation w/ Elev. F
3	Foundation/Foundation Details	27	Front Elevation & Partial Left Side Elevation w/ Elev. F
4	Foundation/Foundation Details	28	Upper Floor Framing Plans
5	Deck/Deck Details	29	Upper Floor Framing Plans
6	Deck/Deck Details	30	Roof Framing Plans w/ Elev. A
7	Deck/Deck Details	31	Roof Framing Plans w/ Elev. A
8	Deck/Deck Details	32	Roof Framing Plans w/ Elev. A
9	Deck/Deck Details	33	Roof Framing Plans w/ Elev. A
10	Deck/Deck Details	34	Roof Framing Plans w/ Elev. A
11	Deck/Deck Details	35	Roof Framing Plans w/ Elev. A
12	Deck/Deck Details	36	Roof Framing Plans w/ Elev. A
13	Deck/Deck Details	37	Roof Framing Plans w/ Elev. A
14	Deck/Deck Details	38	Roof Framing Plans w/ Elev. A
15	Deck/Deck Details	39	Roof Framing Plans w/ Elev. A
16	Deck/Deck Details	40	Roof Framing Plans w/ Elev. A
17	Deck/Deck Details	41	Roof Framing Plans w/ Elev. A
18	Deck/Deck Details	42	Roof Framing Plans w/ Elev. A
19	Deck/Deck Details	43	Roof Framing Plans w/ Elev. A
20	Deck/Deck Details	44	Roof Framing Plans w/ Elev. A
21	Deck/Deck Details	45	Roof Framing Plans w/ Elev. A
22	Deck/Deck Details	46	Roof Framing Plans w/ Elev. A
23	Deck/Deck Details	47	Roof Framing Plans w/ Elev. A
24	Deck/Deck Details	48	Roof Framing Plans w/ Elev. A

B18000331

Date
P.S. 05/04/16 AM
B.S. 05/06/16 JR

Project Number: B661-01

ASHBROOKE MITCHELL BEST HOMES

Architect

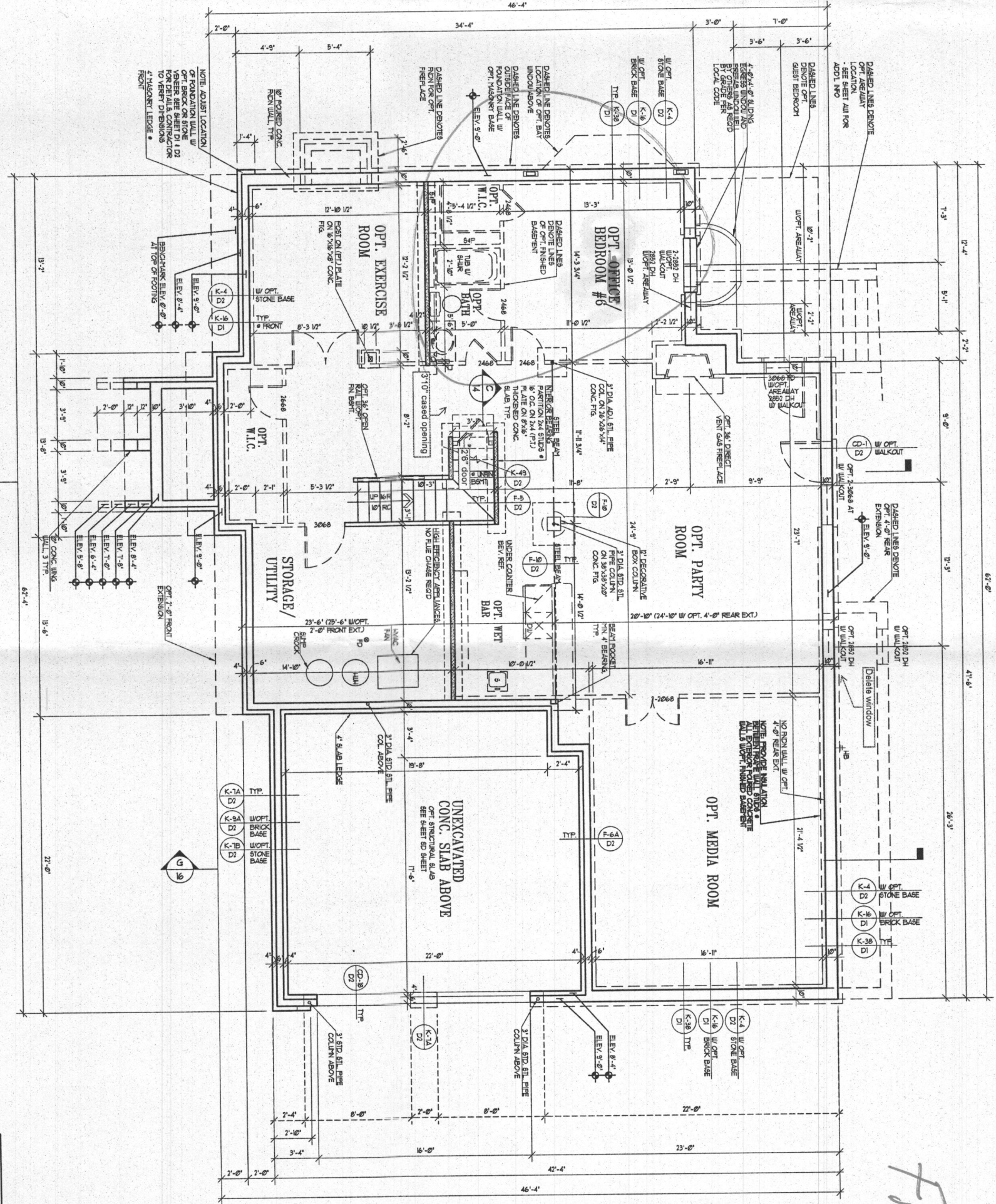
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Sheet Number

1



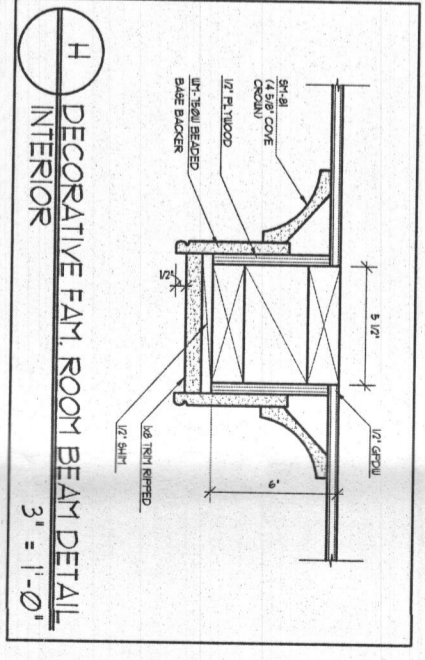
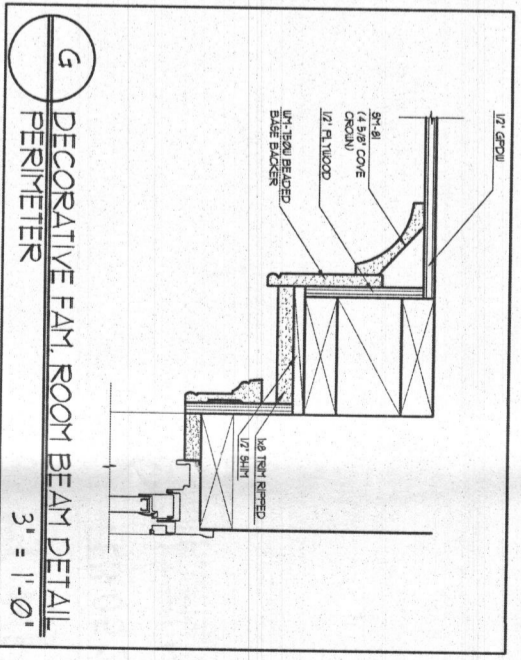
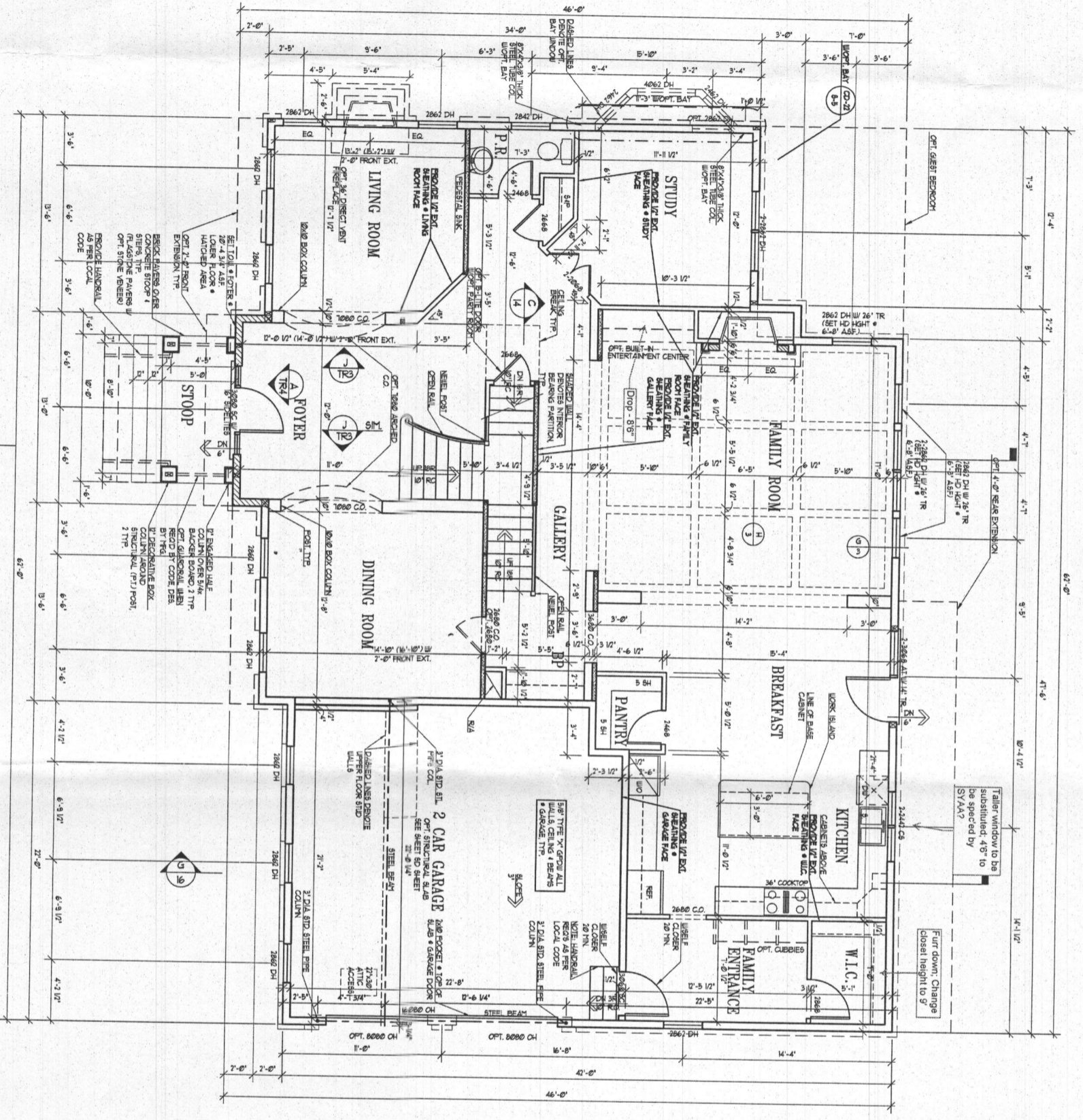
*Finishing
Basement*

FOUNDATION/BASEMENT PLAN

W/ ELEVATION A
UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3 1/2"
UNLESS OTHERWISE NOTED UNCONCRETE HEAD HEIGHTS TO BE 6'-8" A.I.D.S.

1/4" = 1'-0"

ADJUSTABLE STEEL COLUMNS
THE FOLLOWING ARE APPROVED I BEARING CAPS & ADJUSTABLE STEEL COLUMNS FOR USE IN CONSTRUCTION OF THIS PROJECT. ALL OTHERS SHALL BE REJECTED.
1) AISC - "HP" ADJUSTABLE COLUMN
2) AISC - "HPS" ADJUSTABLE COLUMN
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Date	By
AC. 03/07/16 CB	
PS. 05/04/16 AM	
BS. 03/07/16 JR	

Project Number: 13051-05

ASHBROOKE
MITCHELL BEST HOMES

Architect

SUTTON YANTIS ASSOCIATES ARCHITECTS

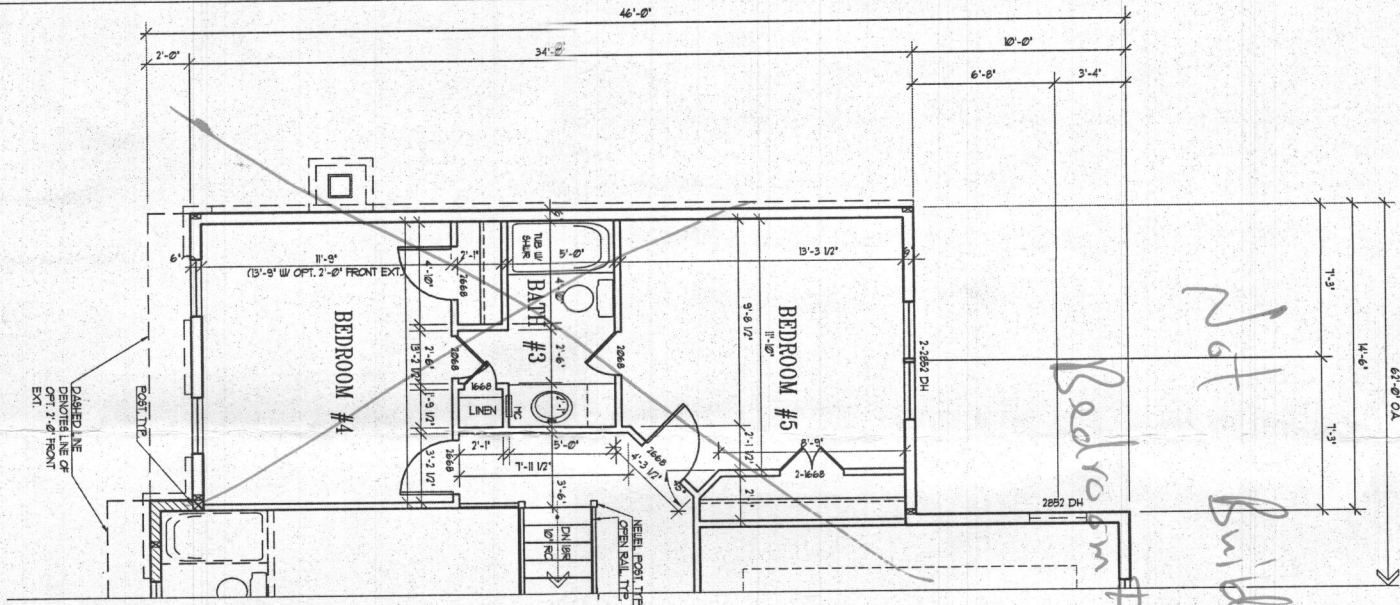
www.syaa.com 8300 Boone Blvd. Tel 703.734.9733 Vienna, VA 22182 Fax 703.847.9171

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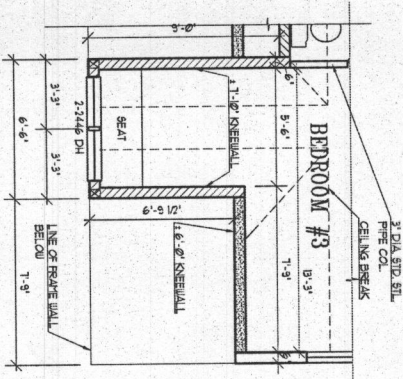
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*Not Building
Bedroom #5*

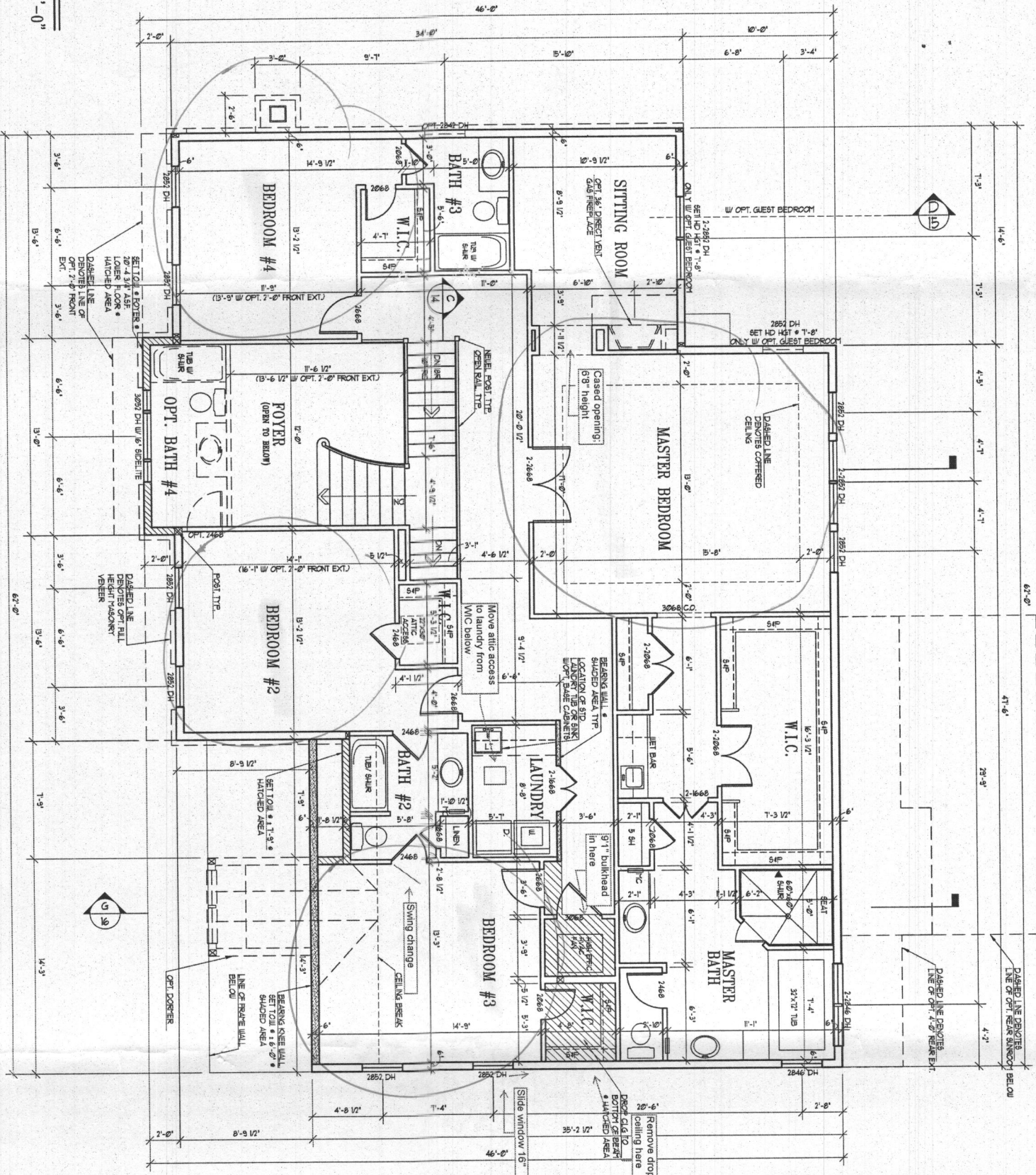
PARTIAL UPPER
FLOOR PLAN
W/ OPT. BEDROOM #5
SHOWN W/ELEV. A
1/4" = 1'-0"



PARTIAL UPPER
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ELEV. A W/ OPT. DORMER
1/4" = 1'-0"



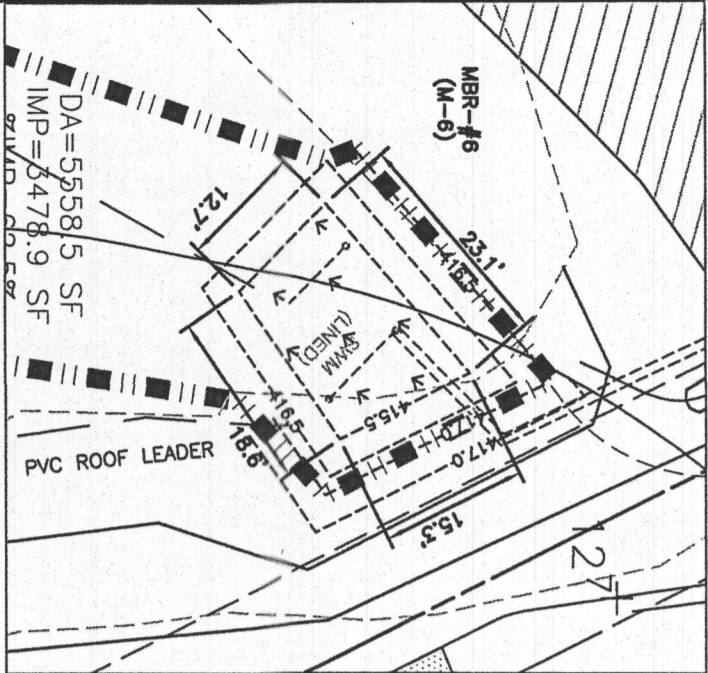
UPPER FLOOR PLAN
W/ ELEVATION A
UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/4"
UNLESS OTHERWISE NOTED WINDOW HEADS TO BE 1'-0" ASH/1-4" ASH/1-4" SIZES AND SEAR



1/4" = 1'-0"

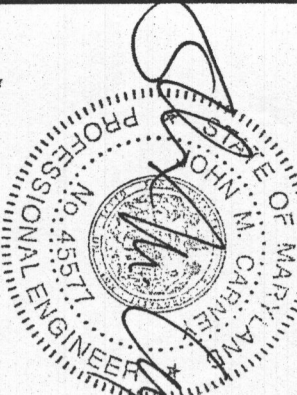
LEGEND

- SOILS CLASSIFICATION
- EXISTING CONTOURS 480, 478
- PROPOSED CONTOURS 999
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- CENTERLINE OF STREAM
- STREAM BUFFER
- PROPOSED STRUCTURE
- SEPTIC RESERVE AREA
- SWM DRAINAGE DIVIDE
- LOD/EFFECTIVE AREA

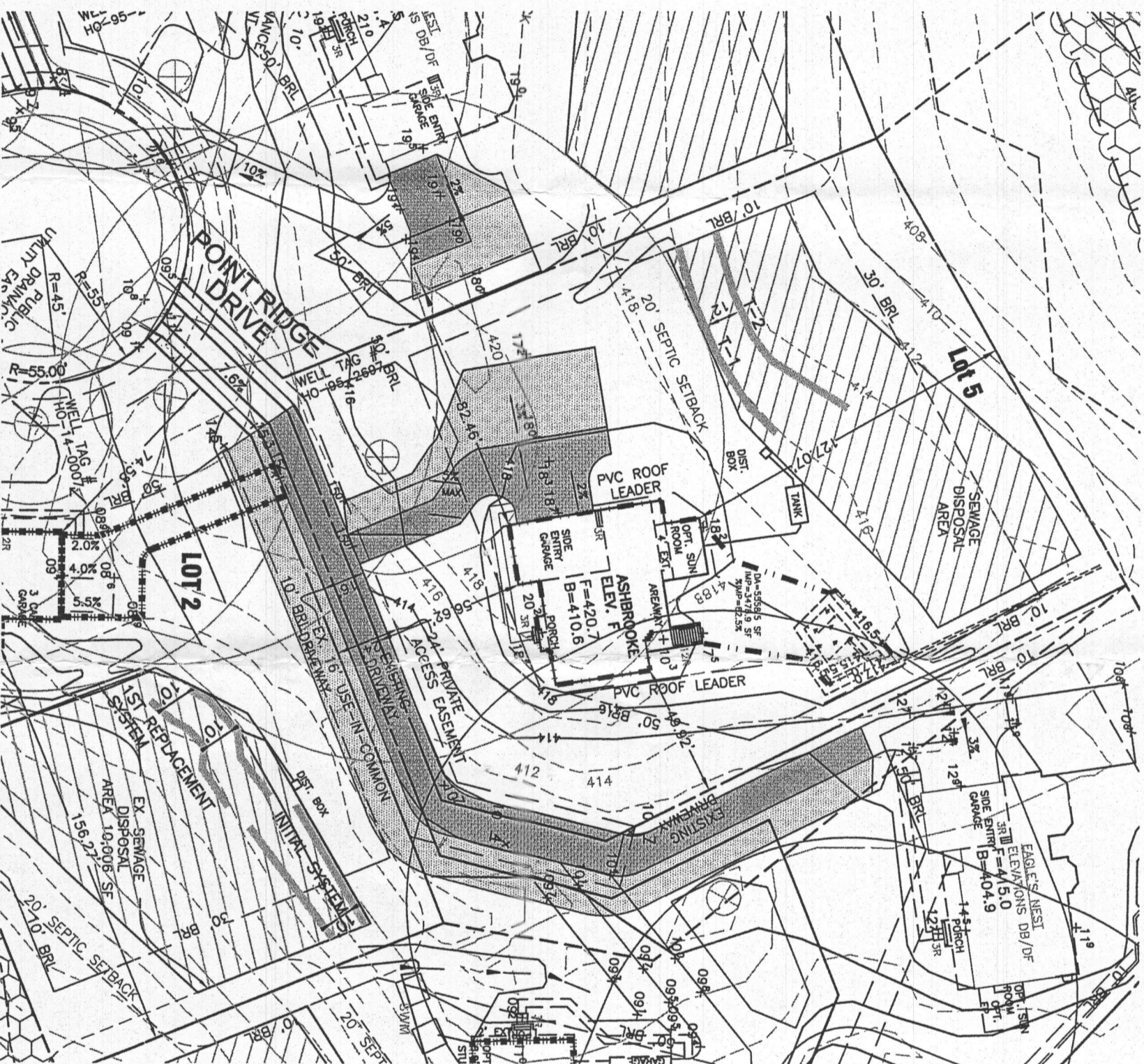


MBR DETAIL
1" = 20"

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 45577, Expiration Date: 06-08-2018.



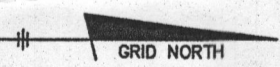
1/25/18



PLAN VIEW
1" = 50"

BUILDING PERMIT PLAN NOTES:

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR REGAN PROPERTY, PLAT Nos. 23063-23074. REFER TO THE PLATS FOR LOT DIMENSIONS, LOT AREAS, ALL EASEMENTS AND CONDITIONS.
2. SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER A GRADING PLAN AND MODIFIED FOR THIS SPECIFIC HOUSE.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS AND TOPOGRAPHIC INFORMATION PROVIDED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT JANUARY, 2012.
4. ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS SITE SHALL COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
5. ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS NOTED.
6. THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-2697, HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC., AND IS ACCURATELY SHOWN.
7. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
8. ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
9. STORMWATER MANAGEMENT FOR THIS LOT WAS DESIGNED AND PROVIDED BY ONE MICRO-BIORETENTION FACILITY (MDE M-6), DRY WELL FACILITY (MDE M-5) AND ONE NON-ROOFTOP DISCONNECTION (MDE N-2).
10. MICRO-BIORETENTION SHALL HAVE EITHER A 4" OR 6" ROOF LEADER DEPENDING ON ROOF-TOP AREA.



NOTE:
UNLESS OTHERWISE NOTED, THE FIRST RUN OF PVC ROOF LEADER SHALL BE 4" AND SHALL INCREASE TO AT LEAST 6" AFTER ANY CONFLUENCE OF 4" PIPES.

OWNER/BUILDER:

MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

BENCHMARK

ENGINEERS LAND SURVEYORS PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315
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REGAN PROPERTY

LOT 5
12348 POINT RIDGE DRIVE
HIGHLAND, MD 20777
TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200
5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597436

TITLE: BUILDING PERMIT PLAN

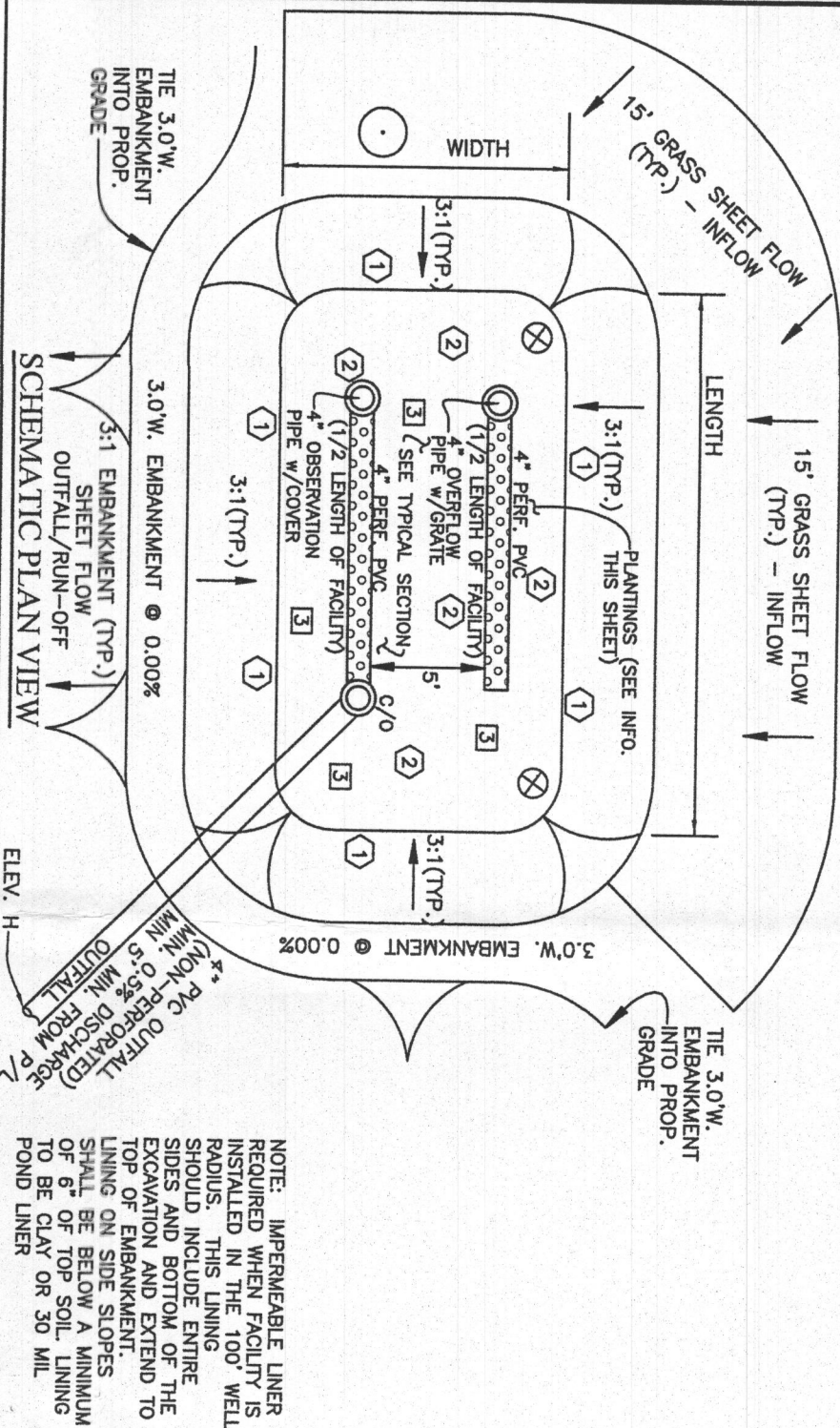
HOUSE TYPE: ASHBROOKE - ELEVATION F

DATE: JANUARY, 2018 **PROJECT NO.** 2171

SCALE: AS SHOWN **DRAWING** 1 OF 2

ON-LOT BIORETENTION DIMENSIONS

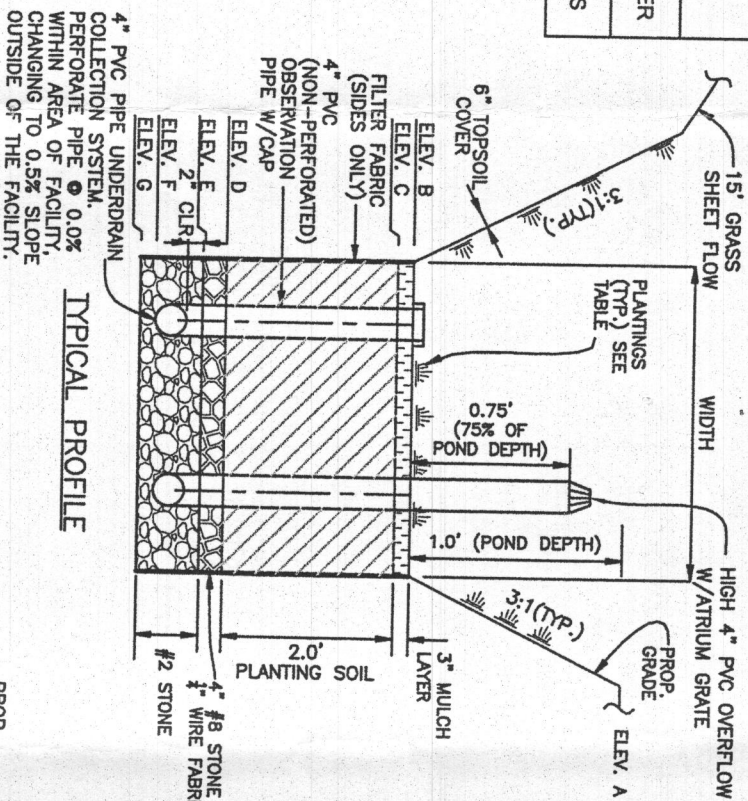
FACILITY	A	B	C	D	E	F	G	H	LENGTH	WIDTH	FILTER (A)	PLANTINGS	LINER
MBR-1	416.50	415.50	415.25	413.25	412.92	412.42	411.12	412.00	13.9	20.8	288	32 32 16	YES



MATERIALS & SPECIFICATIONS FOR MICRO-BIORETENTION

MATERIAL	SPECIFICATION	SIZE	NOTES:
PLANTINGS	SEE APPENDIX A: TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2.0' TO 4.0' DEEP)	LOAMY SAND 60-65% COMPOST 35-40% OR SANDY LOAM 30% COARSE SAND 50% & COMPOST 40%	N/A	USDA SOIL TYPES: LOAMY SAND OR SANDY LOAM; CLAY CONTENT <5%
ORGANIC CONTENT	MIN 10% BY DRY WEIGHT ASTM D 2974		
MULCH	SHREDDED HARDWOOD	N/A	
GEOTEXTILE (CLASS "C") (1/4" WIRE MESH)		N/A	AGED 6 MONTHS, MINIMUM, NO PINE OR WOOD CHIPS
UNDERDRAIN GRAVEL	AASHTO M-43	1/4" WIRE MESH	PE TYPE 1 NONWOVEN
UNDERDRAIN PIPING	F758, TYPE PS28 OR AASHTO M-278	NO. 57 OR NO. 6 0.375" TO 0.750"	
IMPERVIOUS LINER	ASTM-D-4833 (THICKNESS) ASTM-D-412 (TENSILE STRENGTH 1,100 LB., ELONGATION 200%) ASTM-D-624 (TEAR RESISTANCE - 150 LB./IN) ASTM-D-471 (WATER ADSORPTION: +8 TO -2% MASS)	30 MIL. THICK	4" TO 6" RIGID SCH.40 PVC, SDR35 OR HDPE LINER TO BE ULTRAVIOLET RESISTANT. A GEOTEXTILE FABRIC SHOULD BE USED TO PROTECT THE LINER FROM PUNCTURE.
GEOTEXTILE (BELOW IMPERV. LINER)	ASTM-D-4833 (PUNCTURE STRENGTH 125LB) ASTM-D-4632 (TENSILE STRENGTH 500 LB.)		

NOTE: IMPERMEABLE LINER REQUIRED WHEN FACILITY IS INSTALLED IN THE 100' WELL RADIUS. THIS LINING SHOULD INCLUDE ENTIRE SIDES AND BOTTOM OF THE EXCAVATION AND EXTEND TO TOP OF EMBANKMENT. LINING ON SIDE SLOPES SHALL BE BELOW A MINIMUM OF 6" OF TOP SOIL. LINING TO BE CLAY OR 30 MIL POND LINER



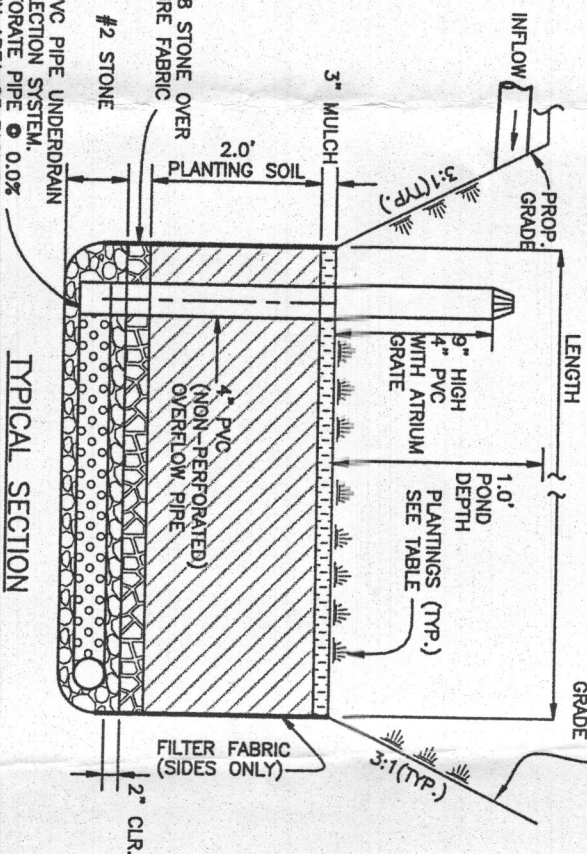
OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.

B. THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.

C. THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.

D. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.



MICRO-BIORETENTION PLANTING SCHEDULE

- (PLANTING SPECIES AND DENSITY CAN BE CHANGED OR SUBSTITUTED BY A LANDSCAPE ARCHITECT OR QUALIFIED DESIGNER)
- 1 IRIS FLUVA (COPPER IRIS) (1 PER SY)
 - 2 LOBELLA CARDINALIS (CARDINAL FLOWER) (1 PER SY)
 - 3 RUDBECKIA SUBTOMENTOSA (SWEET CONEFLOWER) (1 PER 2 SY)
 - 4 CALLUNA VULGARIS (HEATHER) (1 PER FACILITY)
 - 5 ACER GINNALA (ARMUR MAPLE) (1 PER FACILITY)

MICRO-BIORETENTION PLANTING DATA

- PLANTINGS WITHIN THE PONDING AREA OF THE FACILITY ARE TO BE OF A MEDIUM TO HIGH WATER TOLERANCE
- PLANTINGS ALONG THE PERIMETER (BERM) AREA OF THE FACILITY ARE TO BE OF A LOW TO MEDIUM WATER TOLERANCE
- AVOID PLANTINGS WITH EXCESSIVE ROOT MASS IN POND AREA OF THE RAIN GARDEN NEAR O.B. PIPE AND UNDERDRAIN.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 45377. Expiration Date: 06-08-2018.

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OWNER/BUILDER:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

PROJECT: REGAN PROPERTY
LOT 5

LOCATION: 12348 POINT RIDGE DRIVE
HIGHLAND, MD 20777
TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200
5TH ELECTION DISTRICT, TAX ID NUMBER: 05 5974356

TITLE: BUILDING PERMIT & STORMWATER MANAGEMENT NOTES & DETAILS

HOUSE TYPE: ASHBROOKE - ELEVATION F

DATE: JANUARY, 2018

SCALE: NOT TO SCALE

PROJECT NO.: 2171

DRAWING: 2 OF 2

I. General Requirements

- The term "work" as used in these notes shall include all provisions as drawn or specified in these documents as well as all other provisions specifically included by the Owner in the form of drawings, specifications, and written instructions and approved by the Architect.
- Contractor shall visit the site to verify all plan and existing dimensions and conditions and shall notify the Architect in writing of any discrepancies before proceeding with the work or shall be responsible for same.
- Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations specified in the Owner/Contractor contract is, and shall be, the Contractor's responsibility.
- Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- If in the event of conflict between local, state, and national codes, the more stringent shall govern.
- AIA General Conditions of the Contract for Construction are a part of this project.
- All construction is to be in compliance with the following code:
International Residential Code For One & Two Family Dwellings, 2015 Edition (As Amended By Howard County, MD)
This project is on Owner/Builder project wherein the Owner is performing as the Contractor. The Owner is responsible for all construction means and methods as well as all compliance with building codes and other applicable laws, ordinances and regulations. The Architect is available to the Owner, however, all questions regarding this project must be directed to the Owner. The Architect assumes no responsibility for the means and methods of construction of the project, inasmuch as the Owner/Builder has full control and has assumed full responsibility.
- Use of these documents without written permission of the Architect is forbidden.
© Copyright 2016 Sutton Yantis Associates Architects, P.C.
- Any and all drawings and specifications for sitework, plumbing supply or waste, electrical circuiting, and heating, ventilation, and air conditioning systems not contained in the "list of drawings" listed on this page are not a part of the professional services provided to the Owner by the Architect under their Agreement. Any discrepancies with these documents by any of the above listed services shown in documents by others should be indicated in writing to Architect immediately.
- Contractor shall be responsible for all noise attenuation requirements.

II. Structural Specifications

- General Requirements**
 - The conditions and assumptions stated in these specifications shall be verified by the Contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the Contractor shall notify the Architect in writing of the discrepancy and special engineering requirements shall be applied to insure the building's structural integrity.
 - These requirements may be superseded by more stringent information contained within the drawings. The more stringent shall be followed.
 - Soil conditions shall conform to the following conditions:
Bearing capacity: Min. 2000 pcf, field verify, under all footings and slab.

Water Table: Min. 2'-0" below bottom of all concrete slabs and footings.
Footings, foundations, walls and slabs shall not be placed on or in Marine Clay, Peat and other organic materials.
 - Bottom of all footings shall extend to below frost line of the locality or to a minimum of 2'-6" below grade.
 - Free draining granular backfill shall be used against foundation walls. Equivalent fluid pressure of backfill not to exceed 30 pcf. If backfill pressures exceed 30 pcf then foundation walls must be designed for actual equivalent fluid pressure.
 - All backfill under slabs and footings shall be clean, porous soil compacted in 8" layers to 95% density. Where distance from edge of foundation wall exceeds 16", but is less than 4'-0", provide backfill as described above or reinforce with #4 rebar @ 2'-0" o.c., 1'-0" beyond edge of undisturbed soil and 1'-0" into foundation wall.
- Concrete**
 - All concrete shall attain the following 28 day compressive strengths:
-Foundation Walls, Footings, Piers and Interior Slabs . . . 3000 psi
-All other slabs on grade (including garage slabs) . . . 3500 psi.
 - Reinforcing steel shall conform to ASTM A-615, new billet, grade 60.
 - Welded wire mesh shall conform to ASTM A-185, with minimum laps of 8".
 - Maximum slump 5".
 - All exposed exterior concrete shall be 6+/-1% air entrained or shall conform to ASTM C260.
 - Walls with lateral earth pressures shall be shored or floor/roof construction shall be in place prior to backfilling.
 - All concrete work shall be in accordance with ACI 318.
- Steel**
 - All structural steel specified in these documents shall conform to ASTM A-36.
 - Steel pipe shall conform to ASTM A-53.
 - All welds shall comply with AWS standards.
 - All bolts in bolted steel connections shall conform to ASTM A-325.
 - All required steel anchor bolts, nuts, caps, joist hangers shall be constructed of code approved galvanized or stainless steel. All metal nuts, hangers, straps & bolts that are in direct contact with pressure treated lumber shall be fabricated from stainless steel or other non-corrosive metal approved by the Building Official.
 - All connections shall conform to AISC standards.
 - Fitch Beams: Unless noted otherwise, all steel fitch beams shall be assembled with 2 rows of 1/2" bolts @ 12" o.c. top and bottom, stagger rows 6". There shall be a bolt top and bottom 8" from each end.

III. Structural Specifications (continued)

- Wood**
 - All structural wood joists and headers shall be stress graded #2 Hem Fir 19% M.C. in accordance with NDS by NFA, unless noted. All wood shall comply to the following minimum specifications:

#2 Hem Fir, 19% M.C.
F_b min: 980 psi repetitive use
850 psi single member use
E min: 1,300,000 psi
F_v min: 75 psi
F_c min: 1,250 psi
F_{cL} min: 405 psi

#2 Spruce Pine Fir 19% M.C. (#2 S.P.F.)
F_b min: 1,005 psi repetitive use
875 psi single member use
E min: 1,400,000 psi
F_v min: 70 psi
F_c min: 1,100 psi
F_{cL} min: 425 psi

#2 Southern Pine, 19% M.C. (#2 S.Y.P.)
F_b min: 1,120 psi repetitive use
975 psi single use
E min: 1,600,000 psi
F_v min: 90 psi
F_c min: 1,450 psi
F_{cL} min: 565 psi

Note: Pressure-treated lumber shall be #2 Southern Pine KD-19 pressure pressure treated to .40 pounds per cubic foot chemical retention and shall be denoted as (P.T.)

MICRO-LAM
F_b min: 2,600 psi
E min: 1,900,000 psi
F_v min: 285 psi
F_c min: 2,310 psi
F_{cL} min: 750 psi

All Studs in bearing walls shall conform to the following minimum specifications:

Stud Grade Spruce Pine Fir 19% M.C.
F_b min: 775 psi repetitive use
675 psi single use
E min: 1,200,000 psi
F_v min: 70 psi
F_c min: 675 psi
F_{cL} min: 425 psi

- All manufactured wood trusses and truss headers shall be designed by manufacturer according to Truss Plate Institute (TPI) and other requirements specified by local building authority. Manufacturer shall submit to Architect, shop drawings and calculations sealed by a Professional Engineer registered in the governing jurisdiction. Erection shall be in accordance with TPI "Building Component Safety Information (BCSI) Guide to Good Practice for Handling, Installing, Restraining & Bracing of Metal Plate Connected Wood Trusses." Roof trusses and all bridging and/or lateral bracing required for structural integrity of roof truss system is to be designed by Manufacturer's drawings.
- All structural wood exposed to outside unprotected or bearing directly on concrete shall be pressure treated with approved materials to resist decay and infestation by termites and moisture.
- All wall sill plates shall be min. 2x4 and shall be anchored into foundation walls with 1/2" diameter anchor bolts min. 7" into poured in place concrete and 15" into grouted cmu. Minimum 2 anchors per section of plate and anchors shall be placed 12" from end of each plate. Maximum spacing of anchors 6'-0" on center for one and two story buildings and 4'-0" on center for buildings more than two stories in height or as required per local code.
- All exterior wood framework supported on approved foundation walls shall be minimum 8" above finish grade.
- All wood framed exterior corners shall be laterally braced 4'-0" each direction from the corner with 1/2" exterior plywood or other code approved structural method.
- Provide continuous double top plate at all bearing stud walls.
- Provide blocking between all joists, 2 x 12 or greater, at intervals not to exceed 8'-0".
- All structural wood posts under beams and headers over 4'-0" span shall be min. 2-2x4 unless noted otherwise.
- All bearing partitions shall be 2x4 studs at 16" o.c. or as noted.
- Provide solid blocking at 4'-0" o.c. between rim joist and first interior parallel joist.
- All framing shall be detailed and installed in accordance with AF&PA Details for Conventional Wood Frame Construction
- All ceramic tile shall be installed per Tile Council of North America as specified in the Handbook for Ceramic Tile Installation. Contractor is responsible for providing sufficient movement joints, as per Tile Council of North America specifications, for all floor tile. Movement joint locations and details are not a part of these documents.
- Plywood subfloors shall be glued and nailed to Floor Joists with APA approved elastomeric structural adhesive and 8d common nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports.
- All wood posts labeled continuous (cont.) shall be continuous from under side of beam to concrete or steel bearing.

IV. Structural Specifications (continued)

- Manufactured Floor Trusses: Unless otherwise noted manufactured floor trusses shall be installed in accordance with manufacturers specifications and details.
- All plywood roof, floor and wall sheathing shall be APA approved.
- Masonry**
 - Materials**
Mortar: Type "S" ASTM C270
Hollow CMU: ASTM C-90
Face Brick: ASTM C-216
Grout Aggregate: ASTM C-404
 - All masonry shall be protected from freezing for not less than 48 hours after installation and shall not be constructed below 40 degrees F without precautions necessary to prevent freezing. No anti-freeze admixtures shall be added to the mortar.
 - Brick veneer shall be attached to wood frame with minimum #22 galvanized sheet gage corrosion-resistant corrugated metal ties min. 7/8" wide at vertical intervals max. 16" and horizontal intervals max 16". Provide weep holes at 2'-0" o.c. @ first course above grade and first course above steel lintels.
 - Provide horizontal joint reinforcement (Duowall) in all masonry walls @ 8" o.c. unless otherwise specified.
 - The top course of all masonry bearing walls shall be constructed of solid masonry units or grout filled hollow units or otherwise designed to insure adequate distribution of load.
 - All masonry work shall conform to the applicable requirements of BIA and NCMA.

III. Doors and Windows

- Unless otherwise noted, window sizes define intended aesthetic size and type by indicating sash opening in feet and inches (i.e., 2856 DH denotes a 2'-8" wide by 5'-6" tall sash opening double hung window). Contractor shall verify that windows and doors (including overhead doors) to be installed comply with local code standards for egress, light, and ventilation, wind/impact loads.
- All glazing installed in hazardous locations, as defined by local code, shall be safety glazing and shall be provided with a visible manufacturer's label, designating the safety standard with which it complies.

IV. Thermal and Moisture Protection

- All slabs on grade in conditioned spaces shall be insulated with min. R10 rigid insulation from top of slab downward to 24" below slab or inward 24" from exterior of slab at all slab perimeter areas.
- Waterproof all exterior foundation walls below grade enclosing habitable spaces as specified by code at exterior face of wall.
- Damproof all exterior foundation walls enclosing basements and crawl spaces with damproofing as specified by code at exterior face of wall.
- Flashing: Code approved corrosion resistive flashing shall be provided at all locations required by code in such manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Similar flashings shall be installed at the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings; under and at the ends of masonry wood or metal copings and sills; continuously above all projecting wood trim at wall and roof intersections; under built-in gutters; at junctions of chimneys and roofs; and in all roof valleys and around all roof openings. All windows and doors shall be flashed in accordance with the manufacturers written instructions.
- Building Paper: When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 15 pound felt or paper shall be attached to the sheathing with flashing whenever necessary to prevent moisture penetration behind the veneer. Approved water resistant sheathing may be substituted for building paper.

V. Other

- In locations required by local code, window opening limiting devices are to be installed by window manufacturer in compliance with code section R312.2.2.
- Residential Energy Efficiency compliance is per the Total UA Alternative Method per the 2015 International Energy Conservation Code for climate zone 4A. Refer to REScheck Compliance Certificate
- Whole house ventilation system to be installed (by others).

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Area Calculations

Area Calculations include gross floor area to exterior face of wall for all conditioned spaces and exclude upper levels of multi-story spaces.

	LOWER	UPPER	FIN. BASEMENT
BASE HOUSE	2,071 SF	2,216 SF	+1,750 SF
OPT. FINISHED BASEMENT			
ELEV. F	+54 SF	+54 SF	+54 SF
ELEV. I	+32 SF	+22 SF	+22 SF
ELEV. J	+22 SF	+22 SF	+22 SF
OPT. 2' FRONT EXTENSION	+80 SF	+80 SF	+81 SF
OPT. 4' REAR EXTENSION	+119 SF	+136 SF	+119 SF
OPT. SUNROOM	+272 SF		+272 SF
OPT. GUEST BEDROOM	+133 SF		+133 SF
OPT. DORMER @ BEDROOM #3		+44 SF	
OPT. BAY WINDOW	+19 SF		

Symbols

	Duplex Outlet		One Way Switch
	Duplex Outlet, Weather Proof on GFI circuit		Three Way Switch
	Duplex Outlet, Floor Mounted		Four Way Switch
	Duplex Outlet, Switch Operated		Switch w/ Rheostat
	Range Outlet		Smoke Detector
	Gas Outlet		Chime
	Ceiling Mounted Incandescent		Bathroom Exhaust Fan
	Junction Box		Television Outlet
	Eyeball Light		Telephone Outlet
	Wall Washer Light (Recessed)		Medicine Cabinet
	Recessed Light		Frost Proof Hose Bib
	2 Fluorescent Light		Recessed Waterproof Outlet
	4 Fluorescent Light		Dedicated Circuit Outlet
	Exterior Flood Lights		Steel Angle (Lintel)
	Wall Mounted Incandescent		Structural Post
	Pull Switch Light		Smoke/Carbon Monoxide Detector
			Fan/Light

List of Abbreviations

ADJ.	Adjustable	MC	Medicine Cabinet
A.S.F.	Above Subfloor	MFG.	Manufacturing
BF	Bifold	O.A.	Overall
BM	Beam	O.C.	On Center
B.O.J.	Bottom of Joist	OPT.	Optional
B.W.L.	Braced Wall Line	PART.	Partial
C.G.	Ceiling	PLYWD	Plywood
CMU	Concrete Masonry Unit	P.T.	Pressure Treated
C.O.	Ceased Opening	R/A	Return Air
COL.	Column	R.C.	Rough Cut
CONC.	Concrete	REF	Refrigerator
CONT.	Continuous	R/O	Range Oven
CS	Casement	SF	Square Feet
CVAC	Central Vacuum	SHWR	Shower
DBL	Double	SIM.	Similar
DES.	Design	S.L.	Sliding Door/Window
DH	Double Hung	STD.	Standard
DTL	Detail	STL	Steel
DW	Dishwasher	S&P	Shelf & Pole
FD	Floor Drain/French Door	S.V.B.	Solid Valley Blocking
F.P.	Fireplace	T&G	Tongue & Groove
FTG.	Footing	T.B.D.	To Be Determined
GFI	Ground Fault Circuit Interrupter	T.O.S.	Top of Slab
GDWD	Gypsum Drywall	T.O.W.	Top of Wall
HD.HGHT	Window Head Height	TR	Trim
HDR	Header	TYP.	Typical
HFL	Heat/Fan/Light	V.I.F.	Verify in Field
HWH	Hot Water Heater	WD	Wood
INSUL	Insulation	W/O	Wall Oven
L.I.F.	Locate in Field	W.W.M.	Welded Wire Mesh
L.T.	Laundry Tub		

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D2 Foundation/Framing Details	28 Lower Floor Framing Plans w/ Elev. A
D3 Masonry Details	29 Upper Floor Framing Plans w/ Elev. A
AW1 Areraway Details	30 Roof Framing Plans w/ Elev. A
AW2 Areraway Details	31 Roof Framing Plans "Hip Roof" w/ Elev. A
SD Structural Slab Details	32 Partial Framing Plans w/ Opt. Rear Sunroom
DK1 Deck/Patio Details	33 Partial Framing Plans w/ Elev. F
DK2 Deck/Patio Details	34 Partial Framing Plans w/ Elev. I
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TR2 Trim Details	TJ Truss Joist Details
TR3 Trim Details	S-1 Wall Bracing Details
TR4 Trim Details	S-2 Wall Bracing Details
2 Foundation/Basement Plan	S-3 Wall Bracing Details
3 Lower Floor Plan	S-4 Wall Bracing Details
4 Upper Floor Plan & Opt. Bedroom #5 & Opt. Dormer	S-5 Lower Floor Wall Bracing Diagrams
5 Partial Floor Plans w/Opt. 4'-0" Rear Extension	S-6 Partial Lower Floor Bracing Diagrams w/ 3-Car Sideload Garage & Rear Sunroom
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21 Partial Side & Rear Elevations w/ Opt. Rear Sunroom	
22 Partial Right Side & Rear Elevations w/ Opt. Rear Porch	
23 Partial Front Elevation w/ 3-Car Sideload Garage	
24 Partial Right Side Elevation w/ 3-Car Sideload Garage	

Date: P.S. 09/04/16 AH

Project Number: 1605191

Architect

Sheet Number

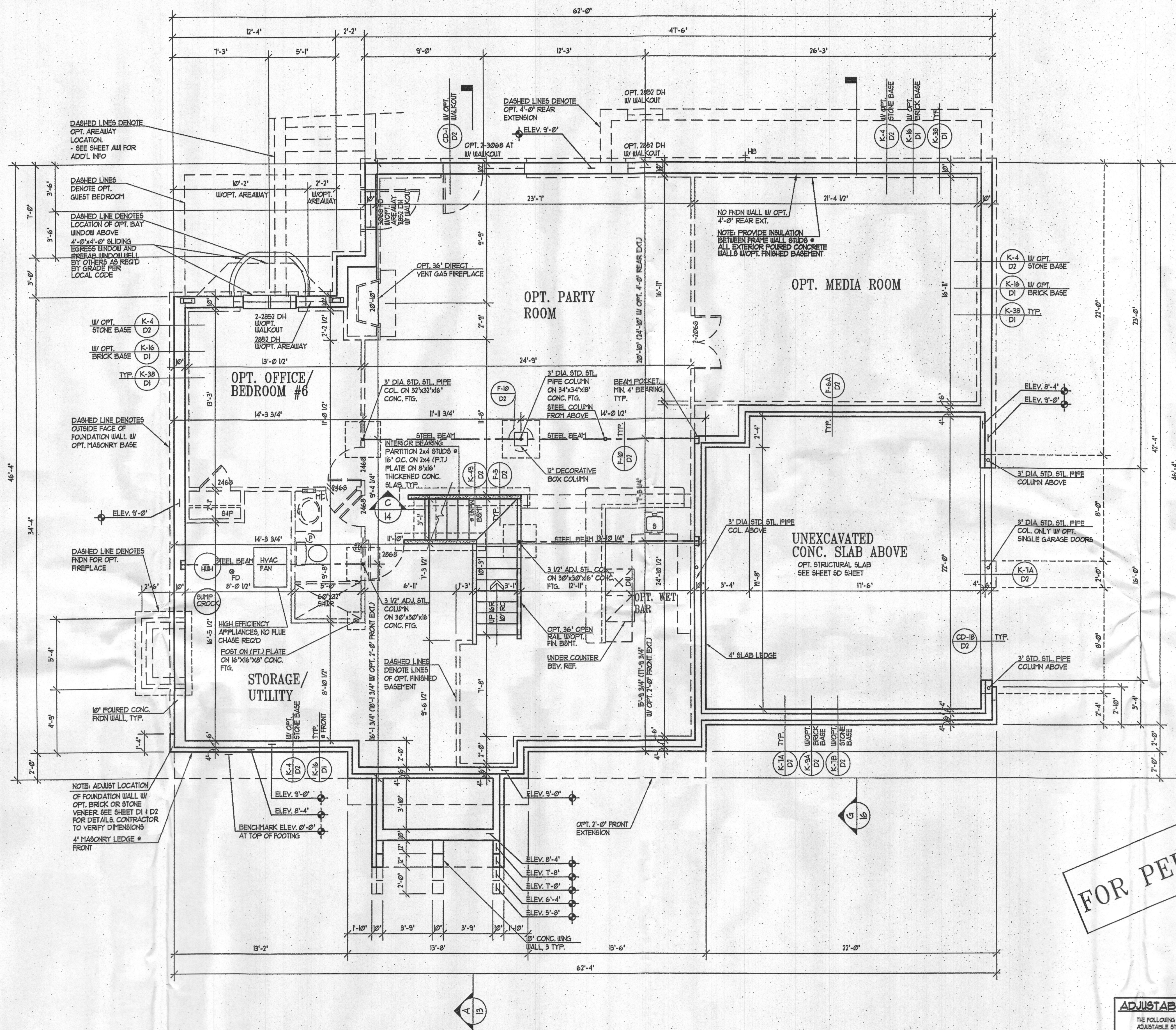
1

SUTTON YANTIS ASSOCIATES ARCHITECTS

1605191
703.744.9793
www.syaa.com

ASHBROOKE MITCHELL BEST HOMES

5 TOTAL BEDROOMS SEE SHEET #1



FOUNDATION/BASEMENT PLAN

W/ELEVATION A
 UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"
 UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 6'-8" AT 25%

1/4" = 1'-0"

FOR PERMIT USE ONLY

ADJUSTABLE STEEL COLUMNS
 THE FOLLOWING ARE APPROVED 1 GAUGE (0210 1/2)
 ADJUSTABLE STEEL COLUMNS FOR USE AS SPECIFIED AS
 "ADJ. STL. COL." IN THESE CONSTRUCTION DRAWINGS:
 1) AFCO - 72" ADJUSTABLE COLUMN
 ICC-ES REPORT: ESR-1453
 2) AKRON - FIXED & ADJUSTABLE COLUMNS
 ICC-ES REPORT: ESR-1161
 3) MARSHALL - EXTEND-O-COLUMN
 AT-ES CODE COMPLIANCE REPORT: CCR-818

Date	AC: 09/07/16 CS
	F.S. 05/05/16 CS

Project Number: B0651-02
ASHBROOKE MITCHELL BEST HOMES

Architect

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